

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0324260118
Comm # (no dashes):	54968901302
County:	Green Lake
Region:	Commerce
Site name:	Condon Bulk Plant-Key Stop
Street Address:	202 N Clinton St
City:	Princeton
Closure Date	2001-04-26
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	590311.752880078
Northing (Y):	375768.805637866
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
(920) 424-0025
TDD #: (608) 264-8777
www.commerce.state.wi.us

Scott McCallum, Governor
Brenda J. Blanchard, Secretary

April 26, 2001

Mr. Tom Reinsch
Condon Oil Company
PO Box 184
Ripon, WI 54971-0184

Subject: **Case Closure** – Former Condon Oil Bulk Plant – Key Stop
202 Clinton Street, Princeton
COMMERCE #54968-9015-02 DNR #03-24-260118

Dear Mr. Reinsch:

I have reviewed the information submitted by your consultant to satisfy the conditions of closure set in the Conditional Closure letter dated January 8, 2001. The department has determined that all the conditions of closure have been met. **The site will now be listed as "closed"** on the Department of Commerce/Department of Natural Resources database.

Thank you for your efforts in protecting the environmental resources of the State of Wisconsin.

If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, with a large initial 'T'.

Thomas Verstegen
Department of Commerce
PECFA-Site Review Section

cc: → PECFA File – pf\pecfa\549\54968\901502\close-final.doc
Mr. Tim Welch - Sigma Environmental

307922

VOL 546 PAGE 215

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY

GREEN LAKE COUNTY
RECEIVED FOR RECORD
8:30 A.M.
JAN 19 2001

Vol. 546 Of Rec Pg. 215

Sydney R. Keach
REGISTER OF DEEDS

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Please see attached

Recording Area

Name and Return Address

Kilgore & Kilgore, LLC
P.O.Box 374
Ripon, WI 54971

Pd 14.00

STATE OF WISCONSIN)

COUNTY OF)

) ss
)

271-317-100

Parcel Identification Number (PIN)

Section 1. Condon Oil Co., Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Also,

Residual petroleum contaminated soil remains on this site in the area of the underground storage tanks. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the

restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 18th day of January, 20 01.

[When appropriate use the following clause]:

By signing this document, [he/~~she~~] acknowledges that [he/~~she~~] is duly authorized to sign this document on behalf of Condon Oil Co., Inc.

Signature: Thomas R Reinsch

by

Printed Name: Thomas Reinsch

Title: Vice President - Petroleum

Subscribed and sworn to before me
this 18th day of January, 20 01

Ruth Zeidan
Notary Public, State of Wisconsin

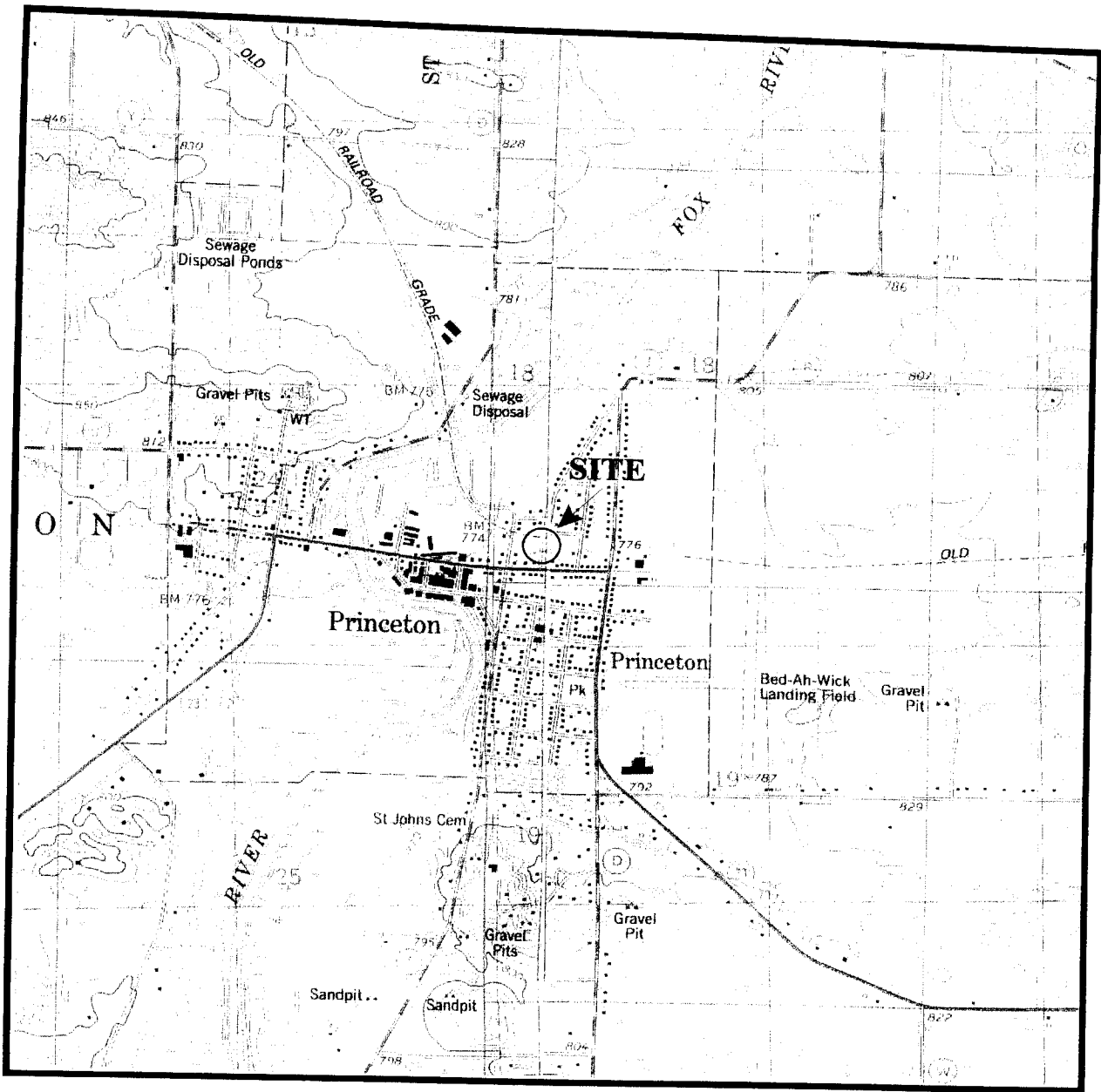
My commission expires: 2-10-2002

This document was drafted by the Wisconsin Department of Commerce.

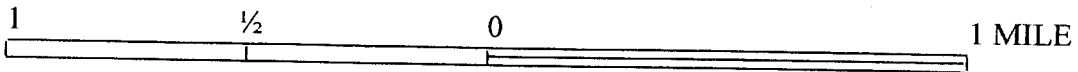
That part of Lot One (1) in Block Seventeen (17) or Rosebrooks Addition to the Village of Princeton (now City), and that part of vacated Lincoln Street (vacated December 24, 1900), situated in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eighteen (18), Township Sixteen (16) North, Range Twelve (12) East, bounded and described as follows, to-wit: Beginning at the intersection of the Southerly line of said vacated Lincoln Street extended with the center line of Clinton Street; thence Easterly along said Southerly line of vacated Lincoln Street, to the Easterly line of said Clinton Street; thence Southerly along said Easterly line of Clinton Street to the Southerly line of the Northerly Ten (10) feet of said Lot One (1); thence Easterly along said Southerly line of the Northerly Ten (10) feet of said Lot One (1) to its intersection with the Northerly extension of the Easterly line of Lot Three (3) in said Block Seventeen (17), thence Northerly along said Northerly extension of the Easterly line of Lot Three (3), to a point in a line drawn parallel with and Thirty-five (35) feet Southerly measured at right angles from the center line of the main track of the Chicago and North Western Railway Company, as now located and established; thence Westerly parallel with said center line of the main track, to its intersection with a line drawn parallel with and Eight and Five-tenths (8.5) feet Southeasterly measured at right angles from the center line of the Railway Company's I. C. C. Spur Track Number 23; thence Southwesterly parallel with said center line of I. C. C. Spur Track Number 23, to its intersection with said center line of Clinton Street extended Northerly; thence Southerly along said center line of Clinton Street extended, to the point of beginning.

Excepting and reserving, however, unto the Chicago and North-western Railway Company, a Wisconsin Corporation, its lessees, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace, any and all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities on said premises.

Excepting and reserving, however, unto the Chicago and North-western Railway Company, a Wisconsin Corporation, its successors and assigns forever, the ownership of all the coal, oil, gas, casinghead gas, and all minerals of every kind and nature, in, on or under the surface of the land hereinabove described, together with the full right and license, at any and all times, to remove same without interference to the surface of the land or the buildings thereon.



SW 1/4 of SW 1/4 of Sec. 18 T. 16N R. 12E



ADAPTED FROM U.S.G.S. 7.5 MINUTE SERIES, PRINCETON
WEST AND EAST, WISCONSIN, QUADRANGLES DATED 1984.



CONDON OIL-PRINCETON KEY STOP
202 NORTH CLINTON STREET,
PRINCETON, WISCONSIN

SIGMA
ENVIRONMENTAL SERVICES INC.

DATE: 10-19-99

DR. BY: JAJ

DR. #5597-001

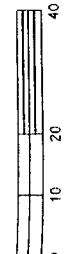
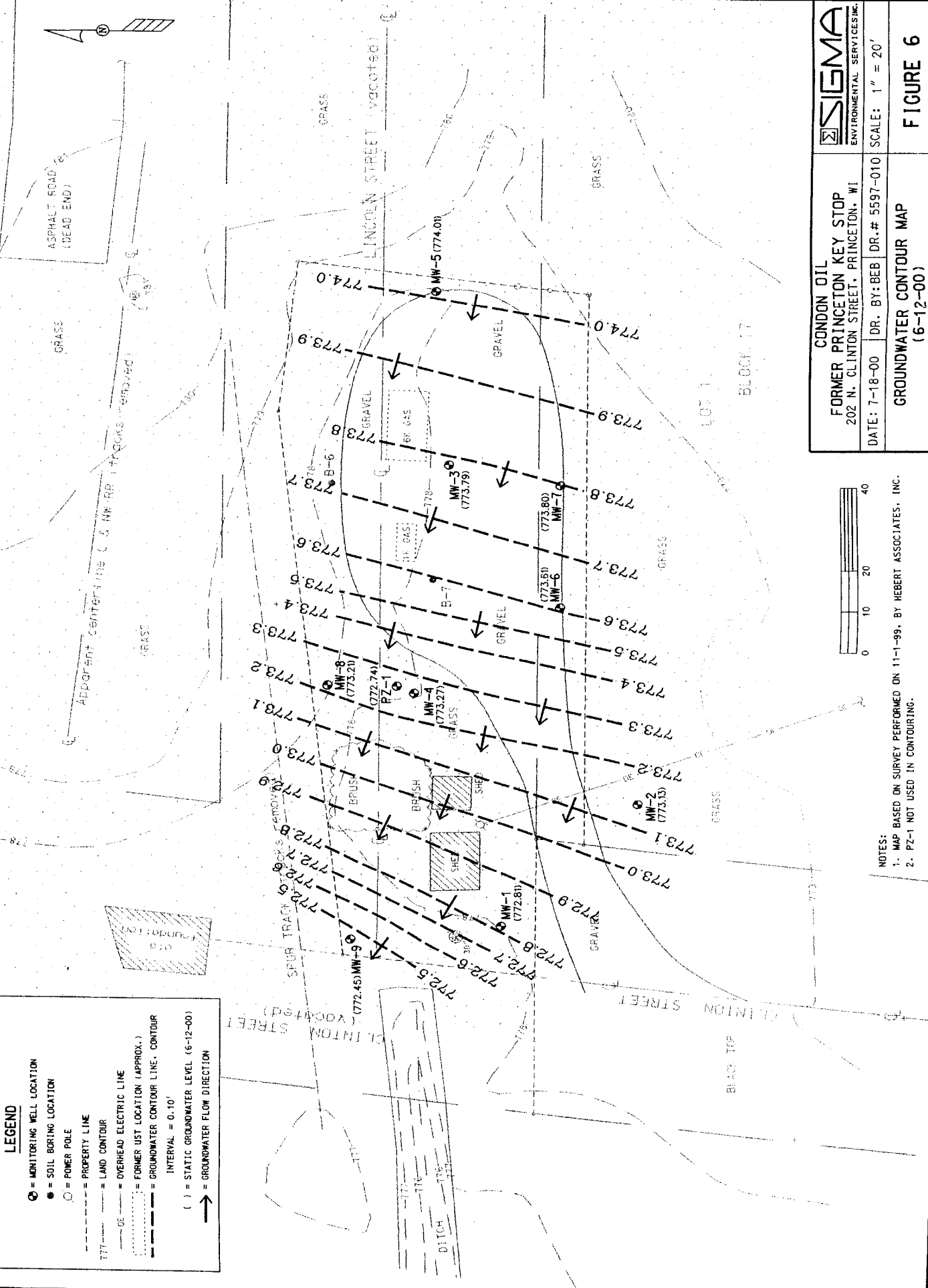
SCALE: SEE ABOVE

SITE LOCATION MAP

FIGURE 1

LEGEND

- = MONITORING WELL LOCATION
- = SOIL BORING LOCATION
- = POWER POLE
- = PROPERTY LINE
- = LAND CONTOUR
- = OVERHEAD ELECTRIC LINE
- = FORMER UST LOCATION (APPROX.)
- = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = 0.10'
- () = STATIC GROUNDWATER LEVEL (6-12-00)
- = GROUNDWATER FLOW DIRECTION



NOTES:
 1. MAP BASED ON SURVEY PERFORMED ON 11-1-99, BY HEBERT ASSOCIATES, INC.
 2. PZ-1 NOT USED IN CONTOURING.

CONDON OIL FORMER PRINCETON KEY STOP 202 N. CLINTON STREET, PRINCETON, WI	
DATE: 7-18-00 DR. BY: BEB	DR. # 5597-010 SCALE: 1" = 20'
GROUNDWATER CONTOUR MAP (6-12-00)	
FIGURE 6	

LEGEND

○ = MONITORING WELL LOCATION
 ○ = POWER POLE
 --- = PROPERTY LINE
 --- = LAND CONTOUR
 --- = OVERHEAD ELECTRIC LINE
 --- = FORMER UST LOCATION (APPROX.)

MW-9

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.25	<0.46	NT

MW-1

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

ANALYTICAL KEY

B = BENZENE
 T = TOLUENE
 E = ETHYLBENZENE
 X = TOTAL XYLENES
 MTBE = METHYL-TERT-BUTYL-ETHER
 1,2,4-TMB = 1,2,4-TRIMETHYLBENZENE
 1,3,5-TMB = 1,3,5-TRIMETHYLBENZENE
 () = EXCEEDS ENFORCEMENT STANDARD
 [] = EXCEEDS PREVENTIVE ACTION LIMIT
 NT = NOT TESTED
 ALL CONCENTRATIONS EXPRESSED IN MICROGRAMS PER LITER (ug/l)

MW-4

DATE	10-11-99	12-14-99	6-12-00
B	0.72	0.77	0.55
T	75	51	7.8
E	14	41	16
X	490	820	368
MTBE	<0.50	5.6	<0.08
1,2,4-TMB	0.000	2.000	1.000
1,3,5-TMB	0.001	0.531	0.281
N	1.61	0.58	NT

MW-8

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	0.26	<0.22	<0.23
X	0.32	<0.16	<0.16
MTBE	0.12	0.59	<0.22
1,2,4-TMB	0.21	<0.29	<0.29
1,3,5-TMB	<0.10	<0.46	NT
N	0.10	<0.10	NT

PZ-1

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

MW-5

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

MW-3

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	0.67	0.37
T	0.000	0.000	0.8
E	0.200	0.200	0.22
X	0.200	0.200	2.3
MTBE	<0.10	0.000	0.16
1,2,4-TMB	0.300	0.500	0.33
1,3,5-TMB	0.540	0.400	0.29
N	0.300	0.340	NT

MW-7

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

MW-6

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

MW-2

DATE	10-11-99	12-14-99	6-12-00
B	<0.10	<0.13	<0.13
T	<0.10	<0.20	<0.20
E	<0.25	<0.22	<0.22
X	<0.25	<0.23	<0.23
MTBE	<0.25	<0.16	<0.16
1,2,4-TMB	<0.18	<0.22	<0.22
1,3,5-TMB	<0.18	<0.29	<0.29
N	<0.10	<0.46	NT

SIGMA
ENVIRONMENTAL SERVICES, INC.

CONDON OIL
FORMER PRINCETON KEY STOP
202 N. CLINTON STREET, PRINCETON, WI

DATE: 7-18-00 DR. BY: BEB DR. # 5597-009 SCALE: 1" = 20'

GROUNDWATER QUALITY MAP

FIGURE 7

NOTES:
1. MAP BASED ON SURVEY PERFORMED ON 11-1-99, BY HERBERT ASSOCIATES, INC.
2. PZ-1 GROUNDWATER NON-IMPACTED.

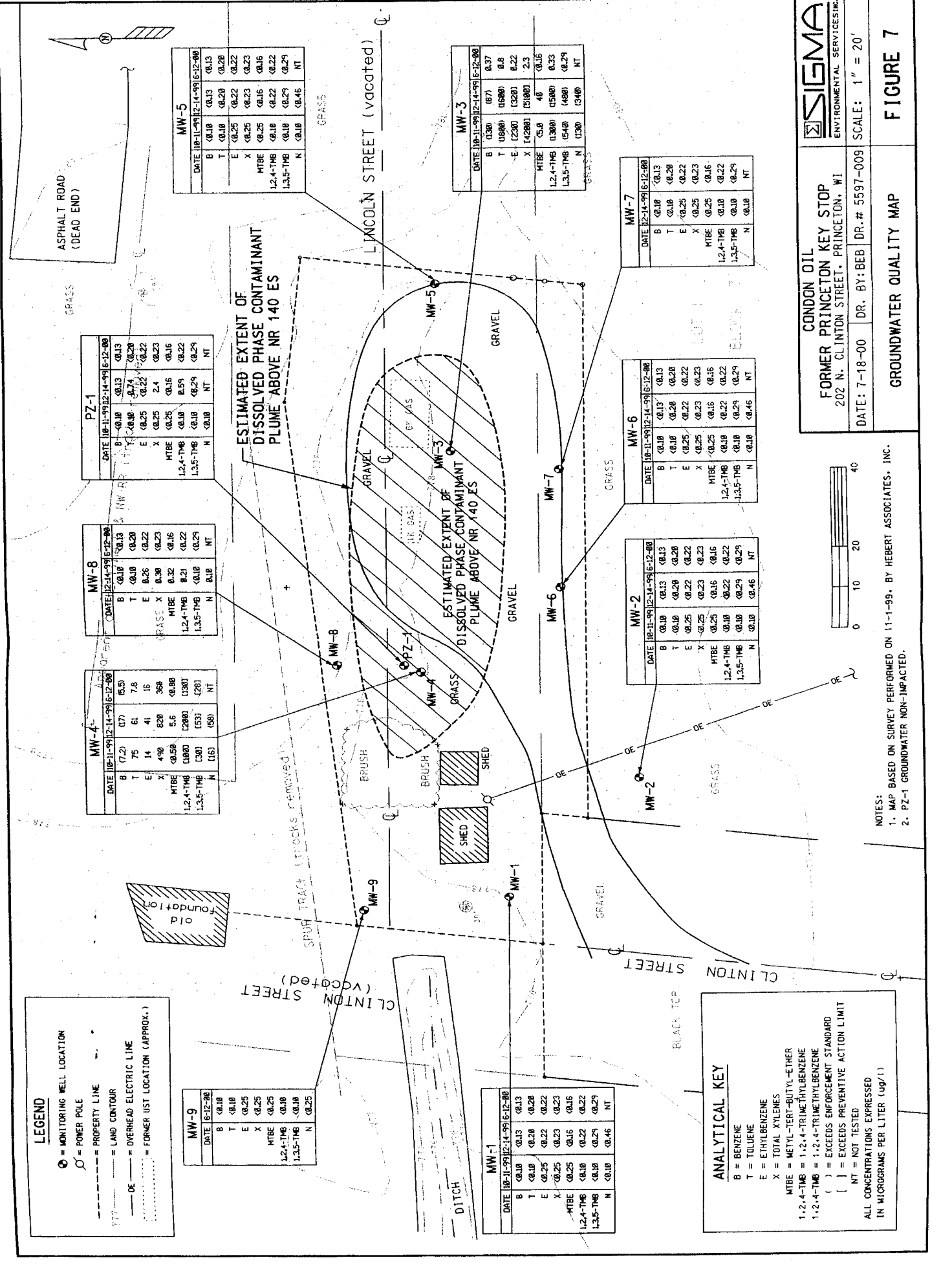
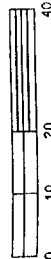


Table 4
Laboratory Analytical Results - Groundwater
Detected Compounds Only
 Condon Oil - Princeton Key Stop
 202 North Clinton Street
 Princeton, Wisconsin
 Project #5597

Sample	Sample Date	Units	MW-1		MW-2		MW-3		MW-4		MW-5		NR 140 ES	NR 140 PAL
			10/11/99	12/14/99	06/12/00	10/11/99	12/14/99	06/12/00	10/11/99	12/14/99	06/12/00	10/11/99	12/14/99	06/12/00
Lead		mg/L	<0.0012	NT	NT	<0.0012	NT	NT	<0.0012	NT	NT	<0.0012	NT	NT
Volatile Organic Compounds / Petroleum VOCs														
Benzene		µg/L	<0.10	<0.13	<0.13	<0.10	<0.13	0.37	7.2	17	5.5	<0.10	<0.13	<0.13
Toluene		µg/L	<0.10	<0.20	<0.20	<0.10	<0.20	0.8	75	61	7.8	<0.10	<0.20	<0.20
Ethylbenzene		µg/L	<0.25	<0.22	<0.22	<0.25	<0.22	2.3	14	41	16	<0.25	<0.22	<0.22
Xylenes		µg/L	<0.25	<0.23	<0.23	<0.25	<0.23	2.3	490	820	360	<0.25	<0.23	<0.23
Methyl-tert-Butyl-Ether		µg/L	<0.25	<0.16	<0.16	<0.25	<0.16	<0.16	<0.50	5.6	<0.80	<0.25	<0.16	<0.16
1,2,4-Trimethylbenzene		µg/L	<0.10	<0.22	<0.22	<0.10	<0.22	0.33	100	200	130	<0.10	<0.22	<0.22
1,3,5-Trimethylbenzene		µg/L	<0.10	<0.29	<0.29	<0.10	<0.29	<0.29	70	53	28	<0.10	<0.29	<0.29
Naphthalene		µg/L	<0.10	<0.46	NT	<0.10	<0.46	NT	130	340	NT	<0.10	<0.46	NT
1,2-Dichloroethane		µg/L	<0.25	NT	NT	<0.25	NT	NT	<0.5	NT	NT	<0.25	NT	NT
sec-Butylbenzene		µg/L	<0.25	NT	NT	<0.25	NT	NT	0.74	NT	NT	<0.25	NT	NT
Chloroform		µg/L	<0.25	NT	NT	<0.25	NT	NT	<0.5	NT	NT	<0.25	NT	NT
Isopropylbenzene		µg/L	<0.25	NT	NT	<0.25	NT	NT	17	NT	NT	<0.25	NT	NT
p-isopropyltoluene		µg/L	<0.25	NT	NT	<0.25	NT	NT	7.6	NT	NT	<0.25	NT	NT
Methylene Chloride		µg/L	<0.25	NT	NT	<0.25	NT	NT	<0.50	NT	NT	<0.25	NT	NT
n-Propylbenzene		µg/L	<0.25	NT	NT	<0.25	NT	NT	34	NT	NT	<0.25	NT	NT
Polynuclear Aromatic Hydrocarbons														
1-Methylnaphthalene		µg/L	<0.43	NT	NT	<0.40	NT	NT	14	NT	NT	<0.42	NT	NT
2-Methylnaphthalene		µg/L	<0.65	NT	NT	<0.61	NT	NT	<0.60	NT	NT	<0.62	NT	NT
Naphthalene		µg/L	<0.24	NT	NT	<0.22	NT	NT	<0.24	NT	NT	<0.23	NT	NT

Key:

- Exceeds established enforcement standard (ES)
- Exceeds established preventive action limit (PAL)
- No established enforcement standard
- Enforcement Standard and Preventive Action Limit (PAL) for 1,2,4 and 1,3,5-trimethylbenzene are a combined total
- Not Tested
- Detected between Limit of Detection and Limit of Quantitation
- Matrix interference reported by laboratory

BOLD: Detected above analytical method detection limit

Table 4
Laboratory Analytical Results - Groundwater
Detected Compounds Only
Condon Oil - Princeton Key Stop
202 North Clinton Street
Princeton, Wisconsin
Project #5597

Sample	Sample Date	Units	MW-6 10/11/99 12/14/99	MW-7 12/14/99 06/12/00	MW-8 12/14/99 06/12/00	MW-9 06/12/00	PZ-1 10/11/99 12/14/99	06/12/00	Duplicate 12/14/99 (MW-3)	Equip. Blank 12/14/99 (MW-3)	06/12/00
Volatile Organic Compounds / Petroleum VOCs		µg/L	<0.0012	NT	NT	NT	<0.0012	NT	NT	NT	NT
Benzene		µg/L	<0.10	<0.13	<0.10	<0.10	<0.10	8.7	66	6.2	<0.13
Toluene		µg/L	<0.10	<0.20	<0.10	<0.10	0.74	83	1500	8.6	0.2
Ethylbenzene		µg/L	<0.25	<0.22	0.26	<0.22	<0.25	15	270	3.0	<0.22
Xylenes		µg/L	<0.23	<0.23	0.30	<0.23	2.4	500	4800	3.0	<0.23
Methyltert-Butyl Ether		µg/L	<0.16	<0.16	0.32	<0.16	<0.16	<0.35**	46	5.2	0.72
1,2,4-Triethylbenzene		µg/L	<0.20	<0.22	0.21	<0.20	0.59	110	1300	4.0	<0.22
1,3,5-Trimethylbenzene		µg/L	<0.10	<0.29	<0.10	<0.10	<0.29	30	410	7.6	<0.29
Naphthalene		µg/L	<0.10	NT	0.10	<0.10	NT	NT	NT	NT	NT
1,2-Dichloroethane		µg/L	<0.25	NT	<0.25	<0.25	<0.25	NT	NT	NT	NT
sec-Butylbenzene		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
Chloroform		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
Isopropylbenzene		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
p-isopropyltoluene		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
Methylene Chloride		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
n-Propylbenzene		µg/L	<0.25	NT	<0.25	<0.25	NT	NT	NT	NT	NT
Polynuclear Aromatic Hydrocarbons		µg/L	NT	NT	NT	NT	NT	<0.25	NT	NT	NT
1-Methylnaphthalene		µg/L	<0.46	NT	NT	NT	<1.3*	NT	NT	NT	NT
2-Methylnaphthalene		µg/L	<0.68	NT	NT	NT	<2.0	NT	NT	NT	NT
								NT	NT	NT	NT

ND: Detected above analytical method detection limit

= Exceeds established enforcement standard (ES)
= Exceeds established preventive action limit (PAL)

= No established enforcement standard
Standard and Preventive Action Limit (PAL) for 1,2,4 and 1,3,5-trimethylbenzene are a combined total

= Not Tested
 = Detected between Limit of Detection and Limit of Quantitation
 = Matrix interference reported by laboratory

= Matrix interference reported by laboratory

[illegible]